



Municipality of West Elgin

Minutes

Council Meeting

October 9, 2025, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Mayor Leatham
Deputy Mayor Tellier
Councillor Denning
Councillor Statham
Councillor Sousa

Staff Present: Robert Brown, Planner
Terri Towstiuc, Manager of Community Services/Clerk
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development
Tom Mohan, Drainage Superintendent

Also Present: JM Spriet, P. Eng., Spriet Associates Engineering

Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

1. Call to Order

Mayor Leatham called the meeting to order at 4:00 pm.

2. Adoption of Agenda

Resolution No. 2025- 247

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That West Elgin Council hereby adopts the Regular Council Agenda for October 9, 2025 as presented.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

No disclosures

4. Public Meeting - Zoning Amendment D-14 7-2025

Resolution No. 2025- 248

Moved: Councillor Denning

Seconded: Councillor Sousa

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Planning Act*.

Carried

4.1 Planners Report

Resolution No. 2025- 249

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 7-2025 – Recommendation Report (Planning Report 2025-22), for information purposes only; And

That West Elgin Council hereby defer the decision, pending additional details.

Carried

4.2 Public or Applicant Comment

David French, Storey Samways Planning Ltd., spoke on behalf of the applicants, indicating that steps are currently being taken to mitigate disturbance, including the acquisition of additional lands, trees planted to create light and sound barriers and moving the driveway access in time.

Adjacent and surrounding landowners that spoke included Manuel Dias and John Okolisan, who indicated the operation of transportation business has been ongoing for two years, with ongoing disturbances including screeching, lights, coupling and uncoupling of tractor trailers on the municipal road.

4.3 Council Comment

Councillors Denning and Statham discussed the mitigation measures, and indication of non-compliance within the Elgin County Official Plan. Council requested more detail and indicated a deferral of a decision until a later date.

4.4 Adjournment

Resolution No. 2025- 250

Moved: Councillor Sousa

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby adjourn the public meeting, pursuant to the *Planning Act*.

Carried

5. Public Meeting - Drainage Act - Mumford Drain

Resolution No. 2025- 251

Moved: Councillor Sousa

Seconded: Councillor Denning

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Drainage Act*.

Carried

5.1 Engineers Report

Resolution No. 2025- 252

Moved: Councillor Denning

Seconded: Councillor Sousa

That the Council of the Municipality of West Elgin hereby receives the Engineers report for the Mumford Drain, dated September 4, 2025, as prepared and presented by Mr. JM Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the *Drainage Act*, as required, for the construction of the Municipal Drain known as Mumford Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, November 13, 2025, at 3:45pm; and

That Council consider the provisional By-Law 2025-57, as presented in the By-Law portion of the agenda for a first and second reading.

Carried

5.2 Public or Landowner Comment

Bonnie Rowe requested clarification on the catch basins and was advised that there will be additional catch basins added.

Marilyn Ott requested clarification on why soil sampling was not to be completed, and information on work that was previously completed. Mr. Spriet advised the previous work in 1993 installed an oversized drain, which will be enough capacity for the new outlet and drainage flow.

5.3 Council Comment

None.

5.4 Adjournment

Resolution No. 2025- 253

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That West Elgin Council hereby adjourn the public meeting, pursuant to the *Drainage Act*.

Carried

6. Delegations

6.1 Four Counties Health Services Foundation & Four Counties Health Services Re: Update Presentation

A presentation was received from representatives from the Four Counties Health Services and Foundation, providing Council with details regarding the current and past fundraising efforts.

Resolution No. 2025- 254

Moved: Councillor Denning

Seconded: Councillor Sousa

That In accordance with Section 3.5 of By-Law 2024-05 Being a By-Law to establish rules of procedure for the meetings of Council, West Elgin Council hereby allow Four Counties Health Services and Foundation up to

twenty (20) minutes for item 6.1, Delegation, suspending the rules of Section 6.8 of By-law 2024-05.

Carried

7. Adoption of Minutes

Resolution No. 2025- 255

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby adopt the Minutes of September 25, 2025 as presented.

Carried

8. Business Arising from Minutes

None.

9. Staff Reports

9.1 Building

9.1.1 Monthly Building Report, September 2025

Resolution No. 2025- 256

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of September 2025.

Carried

9.2 Operations

9.2.1 Truck Tender Results

Resolution No. 2025- 257

Moved: Councillor Statham

Seconded: Councillor Sousa

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the tender award for the purchase of 2 fleet vehicles to Finch Chevrolet Cadillac Buick GMC Ltd for \$52, 623.50 plus HST per vehicle.

Carried

9.2.2 Bi-Monthly Report

Resolution No. 2025- 258

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That West Elgin Council hereby receives the bi-monthly report, August and September 2025, from Dave Charron, Manager of Infrastructure and Development, for information purposes.

Carried

9.2.3 Sole Sourcing

Resolution No. 2025- 259

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the sole source contract to complete design, tender and construction administration for the replacement of Storm Sewers in West Lorne that outlet to the Zoller drain down Chestnut Street and upgrade the Stormwater main on Main/Pioneer Street from approximately 44m west of Argyle to Division Street to Spriet Associates.

For (3): Mayor Leatham, Deputy Mayor Tellier, and Councillor Denning

Against (2): Councillor Statham, and Councillor Sousa

Carried (3 to 2)

9.3 Planning

9.3.1 Severance Application E52-25 - Comments to Elgin County

Resolution No. 2025- 260

Moved: Councillor Statham

Seconded: Councillor Denning

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E-52-25 - Comments to Elgin County (Planning Report 2025-23).

And that West Elgin Council hereby recommend approval to the Land Division Committee of the County of Elgin for severance application, File 52-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report.

And further that West Elgin Council directs administration to provide this report as Municipal comments to the County of Elgin.

Carried

10. Committee and Board Reports or Updates

Councillor Denning advised that compliments were received at the Bo Horvat Community Center Board (Arena) of Management Meeting this week from West Lorne Minor Hockey regarding the condition of the arena since the dehumidification system was installed.

11. Notice of Motion

11.1 Councillor Sousa - Online Public Access to Council Meetings

To be read at October 23, 2025 Council meeting

Whereas online public access via zoom was cancelled in September 2023; And

Whereas online access for public viewing would increase accessibility for residents unable to attend in person; Now

Therefore, West Elgin Council hereby approve use of public access zoom links for Council meetings, providing audio & visual access only.

12. Council Inquires/Announcements

Deputy Mayor Tellier provided a recap of the Town Hall event facilitated by the West Elgin Community Health Center, providing conversation and connection within the community regarding important health care challenges.

Deputy Mayor Tellier indicated that the West Lorne Minor Hockey Association is running a 50/50 draw, ending October 15.

Councillor Denning advised that two community members sponsored "Learn 2 Skate" skating assistant devices for use at the arena. Councillor Denning also indicated that discussions will be underway for the scaled back version of arena renovations, utilizing the Kraft Hockeyville funding.

13. Correspondence

Resolution No. 2025- 261

Moved: Councillor Denning

Seconded: Deputy Mayor Tellier

That West Elgin Council herby receive and file all correspondence, not otherwise dealt with.

Carried

13.1 Request for Proposals – Financial Management Services for the Elgin OPP Detachment Board

OPP Detachment Board to attend November 27 Council Meeting as a delegation.

14. Items Requiring Council Consideration

None presented prior to meeting.

14.1 Letter received Re: Smoking in Public Places (Item 13.1)

Deputy Mayor pulled item 13.1 for discussion within S. 14 of the agenda.

Deputy Mayor Tellier advised that the Rodney Wool Shop is experiencing the smell of cigarette smoke in their store and textiles and have requested consideration of a by-law pertaining to smoking in front of stores. There is currently no by-laws in place. Deputy Mayor was gauging Council appetite to move forward. Councillor Statham advised he has spoke with the owners of the neighbouring store, Tokie's Variety, and indicated they would like a seating area for patrons. No motion was made by Council for formal staff direction.

15. By-Laws

15.1 Zoning Amendment

By-law 2025-58, Zoning Amendment (25130 Argyle Line) deferred by Council during Public Meeting.

15.2 2025-57, Mumford Drain, First & Second Reading Only

Resolution No. 2025- 262

Moved: Councillor Statham

Seconded: Deputy Mayor Tellier

That By-law 2025-57, being a By-Law to provide for drainage works on the Mumford Drain in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

Carried

16. Closed Session

Resolution No. 2025- 263

Moved: Deputy Mayor Tellier

Seconded: Councillor Denning

That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at 6:26 pm, to discuss matters pursuant to the *Municipal Act* Section 239 2(d), being labour relations or employee negotiations (Manager of Corporate Services/Treasurer Recruitment).

Carried

17. Report from Closed Session

Report from Closed Session at 6:54 pm.

Resolution No. 2025- 264

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That West Elgin Council received one item pursuant to the *Municipal Act*, Section 239 2(d) labour relations or employee negotiations and provided administrative direction to the Chief Administrative Officer.

Carried

18. Confirming By-Law

Resolution No. 2025- 265

Moved: Councillor Statham

Seconded: Councillor Sousa

That By-law 2025-58 being a By-law to confirm the proceeding of the Regular Meeting of Council held on October 9, 2025, be read a first, second and third and final time.

Carried

19. Adjournment

Resolution No. 2025- 266

Moved: Deputy Mayor Tellier

Seconded: Councillor Sousa

That the Council of the Municipality of West Elgin hereby adjourn at 6:56 pm, to meet again at 4:00pm, on Thursday, October 23, 2025, or at the call of the Chair.

Carried

Richard Leatham, Mayor

Terri Towstiuc, Clerk